

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

403/80 CHELTENHAM ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

607/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$395,000	06-Apr-22
605/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$384,999	12-Mar-22
415/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$340,000	30-Mar-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 August 2022



**607/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$395,000** Sold Date **06-Apr-22**

Distance **0km**



**605/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$384,999** Sold Date **12-Mar-22**

Distance **0km**



**415/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$340,000** Sold Date **30-Mar-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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